

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** August 18, 2011

**Agenda Item:** An application for variances to setback requirements per Section 122-630 (6) b., c. & d. in the Historic High Density Residential zoning district for property located at 730 Southard Street (RE#00011690-000000), as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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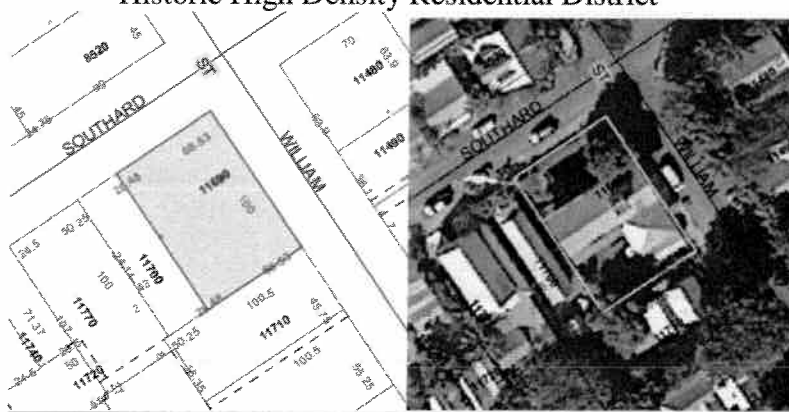
**Request:** To consider variances to side, rear and street-side setback requirements for a non-conforming, contributing structure listed in the historic architectural survey with proposed renovations and construction that exceed 66% of the value of the existing structure.

**Applicant:** Thomas E. Pope

**Property Owner:** Vincent and Laura Barletta

**Location:** 730 Southard Street, RE# 00011690-000000

**Zoning:** Historic High Density Residential District



**Background:**

The property is legally nonconforming regarding setback requirements. The property is located in an historic district. The plans for the renovation of the structure will exceed 66% of its current value. The Monroe County Property Appraiser has the structure valued at \$287,055. The applicant has estimated the cost of renovations to be in excess of this amount. As such, the structure is subject to Section 122-28(b) which requires an application for all necessary variances to legal non-conformities.

**Request:**

The existing structure is in a dilapidated condition and the applicant intends to renovate and expand the structure. To do so, per Section 122-28(b), the applicant is requesting variances to existing building setback requirements since the cost of the proposed renovations exceeds 66% of the assessed value as proscribed in the code.

	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	10'	25'	Same
Right Side*	5'	3' 10"	Same
Street Side*	5'	1'6"	Same
Rear *	20'	10'	5'9"
Building Coverage	50%	42.3%	49.4%
Impervious Surface	60%	50.4%	54.9%

\* Subject of variance application

**Process:**

**HARC, #11-01-325, withdrawn:**

March 22, 2010

**HARC, #11-01-402, approved at two readings:**

April 12, 2011

May 10, 2011

**Development Review Committee Meeting:**

May 26, 2011

**Planning Board Meeting:**

August 18, 2011

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, building or structure involved and which are not applicable to other land, buildings or structures in the same zoning district.**

Numerous properties in the historic districts have legal non-conformities. This particular structure and property does not meet the dimensional requirements outlined in Section 122-630. However, as such, special conditions do not exist that are not applicable to other land, buildings or structures in the same zoning district.

2. **Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

The applicant did not construct the building but rather purchased it in its current condition and location. However, the applicant's proposed renovation project is in excess of 66% of the structure's current assessed value. The scope of the project drives the cost and is a condition created by the applicant.

3. **Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, structures or structures in the same zoning district.**

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district.

4. **Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

While the code limits the improvements that can be made to the site without seeking variances, we have no evidence that the applicant would be deprived of reasonable use of the land and the existing structure without the specific renovations proposed

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variances requested are the minimum variances needed to make reasonable use of the land and existing structure.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The restoration of this contributing structure does not appear injurious to the public welfare. In fact, the restoration of this structure will be an asset to the community and its historic character.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or structures in the**

same district, and no permitted use of lands, structures or structures in other districts shall be considered grounds for the issuance of a variance.

This request is not based on existing conditions on surrounding properties.

**The Planning Board shall make factual findings regarding the following:**

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received any public input to date.

**Concurrency Facilities and Other Utilities or Service (Section 108-233):**

The applicant intends to make improvements to drainage through best management practices.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.

# **Draft Resolution**

**RESOLUTION NO- 2011-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE RENOVATION OF A NON-CONFORMING STRUCTURE WHICH EXCEEDS 66% OF THE VALUE OF THE EXISTING STRUCTURE BY GRANTING VARIANCES TO SIDE, REAR AND STREETSIDE YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 730 SOUTHARD STREET (RE#00011690-000000), PURSUANT TO SECTION 122-630 (6) b. c. & d. UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-28(b) of the Code of Ordinances provides that if voluntary reconstruction of non-conforming residential structures exceeds 66% of the appraised value of the structure variances are required; and

**WHEREAS**, Section 122-630 (6) b. c. & d. of the Code of Ordinances provides that in the HHDR zoning district the minimum side-yard building setback is five feet, the rear-yard setback is 20 feet and the street side setback is five feet; and

**WHEREAS**, the applicant requested variances to allow improvements to a non-conforming, historically contributing, residential structure which exceeds 66% of the value of that structure; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on August 18, 2011; and

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

**WHEREAS,** the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS,** the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS,** the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS,** the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS,** the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS,** the Planning Board finds that the grant of the variance will be in harmony with

the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS,** the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

**WHEREAS,** the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That variances for a non-conforming contributing building listed in the historic architectural survey for side, rear and street side-yard setback requirements, for a renovation project in the Historic High Density Residential (HHDR) zoning district for property located at 730

Southard Street (RE # 00011690-000000), per Section 122-28 (b) and Section 122-630 (6) b. c. & d., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as shown on the attached plan set dated March 28, 2011.

**Section 3.** It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in their entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which these variances are wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate these variances, which the variance shall be of no force or effect.

**Section 5.** These variances do not constitute a finding as to ownership or right to possession

of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the **Clerk** of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of August, 2011.

Authenticated by the Chairman of the Planning Board and the Planning Director.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director  
Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# **Application**

**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS  
IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD  
OF ADJUSTMENT MEMBER ABOUT THE VARIANCE  
OUTSIDE THE HEARING**

***Variance Application***

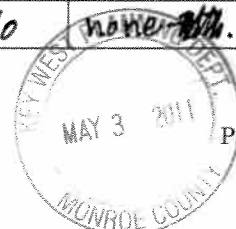
City of Key West  
Planning Department

Please print or type a response to the following:

1. Site Address 730 Southard
2. Name of Applicant Thomas E. Pope
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization Form must be completed)
4. Address of Applicant PO Box 5567  
Key West, FL 33045
5. Phone # of Applicant 296-3611 Mobile# \_\_\_\_\_ Fax# 294 2923
6. E-Mail Address TEPOPE-PA@AOL.COM
7. Name of Owner, if different than above Vincent + Laura Barletta
8. Address of Owner \_\_\_\_\_
9. Phone Number of Owner \_\_\_\_\_ Fax# \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HHPR RE# 00011690-000000
12. Description of Proposed Construction, Development, and Use  
Renovation of existing Historic House and Garage  
with proposed new

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10'-0"	25'-0"	None
Side Setback	5'-0"	3'-10"	"
Side Setback (street)	5'-0"	1'-6"	"
Rear Setback	20'-0"	10'-0"	5'-9"
Building Coverage	50%	42.3%	none - 49.4%
Open Space Requirements			
Impervious Surface	60%	50.4%	none - 54.9%



14. Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 4/26/11 HARC # H11-01-507

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No X If Yes, please describe and attach relevant documents. \_\_\_\_\_  
\_\_\_\_\_

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES \_\_\_\_\_ NO X

If yes, provide date of landscape approval, and attach a copy of such approval.

### Check List

*(to be completed by Planning Staff and Applicant at time of submittal)*

Applicant Initials	Staff Initials	The following must be included with this application
<u>TP</u>	<u>CB</u>	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>TP</u>	<u>CB</u>	Application Fee (to be determined according to fee schedule)
<u>TP</u>	<u>CB</u>	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>TP</u>	<u>CB</u>	Floor Plans of existing and proposed development (8.5 x 11)
<u>TP</u>	<u>CB</u>	Copy of the most recent survey of the subject property
<u>TP</u>	<u>CB</u>	Elevation drawings as measured from crown of road
<u>TP</u>	<u>CB</u>	Stormwater management plan
<u>TP</u>	<u>CB</u>	HARC Approval (if applicable)
<u>TP</u>	<u>CB</u>	Notarized Verification Form
<u>TP</u>	<u>CB</u>	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.



## Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The garage is not wide enough to accomadate a modern car. The addition will allow use of the garage

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The garage is existing and was existing when the present owner purchased the property.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

The house is on a corner lot and the proposed addition will be 5'-0" from the lot line which is the required side lot set back in this zoning district

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The existing garage is not wide enough for a modern car and this addition will allow for use of the garage



5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

*This is the minimum*

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

*Non will exist.*

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

*This variance is required due to the existing location of the garage*

**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.



# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas E. Pope, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

730 Southard

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A handwritten signature in black ink, appearing to read "Thomas E. Pope".

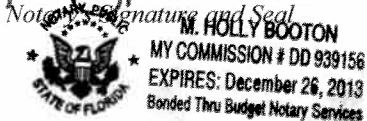
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2nd day of May <sup>2011</sup> by  
date

Thomas E. Pope  
Name of Authorized Representative

He is personally known to me or has presented \_\_\_\_\_ as identification.

M. Holly Booton



Name of Acknowledger typed, printed or stamped

DD939156

Commission Number, if any



# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, VINCENT & LAURA BARLETTA authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

THOMAS E. POPE  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 5/13/2011 by  
*date*

THOMAS E. POPE  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
*Notary's Signature and Seal*

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

DD 939156  
*Commission Number, if any*



M. HOLLY BOOTON  
MY COMMISSION # DD 939156  
EXPIRES: December 26, 2013  
Bonded Thru Budget Notary Services



**Deed**

Prepared by and return to:

Monica Hornyak  
Real Estate Closer  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 10-491-EM  
Will Call No.

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 17th day of December, 2010 between LuAnn Duvall Albury, Individually\* and as Trustee of The Albury Revocable Trust dated July 1, 2008 whose post office address is 14421 Lake Victor Drive, Pflugerville, TX 78660, grantor, and Vincent F. Barletta as Trustee of the 730 Southard Trust u/a/d November 29, 2010 whose post office address is 40 Shawmut Road, Canton, MA 02021, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Exhibit "A" Attached Hereto

Parcel Identification Number: 00011690-000000

Subject to conditions, limitations, restrictions and easements of record.

Grantor herein is an unremarried widow and subject property was not her homestead. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

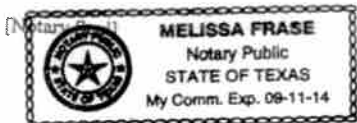
[Signature]  
Witness Name: Robecanga

Elise Miller  
Witness Name: [Signature]

LuAnn Duvall Albury  
LuAnn Duvall Albury, Individually and as Trustee

State of Texas  
County of Travis

The foregoing instrument was acknowledged before me this 15th day of December, 2010 by LuAnn Duvall Albury, Individually and as Trustee of the Albury Revocable Trust dated July 1, 2008, who ☐ is personally known or [X] has produced a driver's license as identification.



[Signature]  
Notary Public

Printed Name: Melissa Frase

My Commission Expires: 9-11-2014



Title No.: 10-491-EM Amended

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

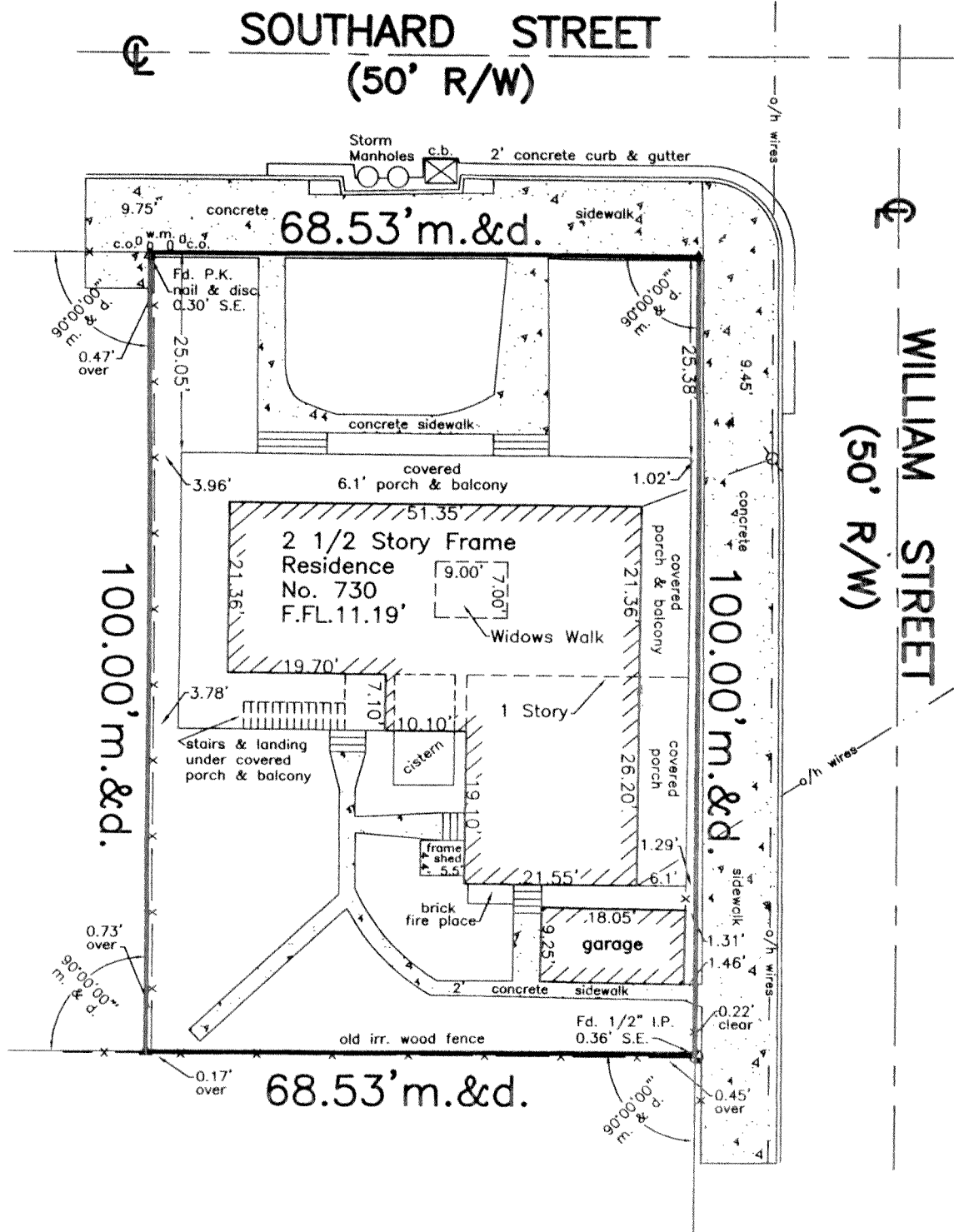
On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Two (2) of Square Fifty-nine (59). Commencing at the corner of the intersection of William Street and Southard Street and running thence along the Southwesterly side of William Street in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Sixty-eight and Fifty-three One-hundredths (68.53) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet to the Southeasterly side of Southard Street; thence at right angles along the Southeasterly side of Southard Street in a Northeasterly direction Sixty-eight and Fifty-three One-hundredths (68.53) feet to the Point or Place of Beginning.

ALTA Commitment-1966

TOTAL P.01



# Survey



730 Southard Trust and Vincent F. Barletta  
730 Southard Street, Key West, Florida 33040

Boundary Survey

Dwn No.:  
10-349

Scale: 1" = 20'

Ref.  
202-27

Flood panel No.  
1516 K

Dwn. By: F.H.H.

Dcte: 12/2/10

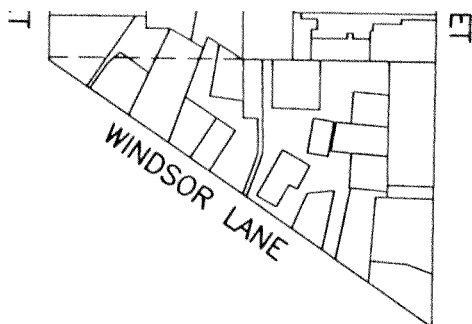
Flood Zone: X

Flood Elev. -

REVISIONS AND/OR ADDITIONS

**ISLAND SURVEYING INC.**  
**ENGINEERS PLANNERS SURVEYORS**

3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net



## LOCATION MAP

Port of Tract 5, City of Key West

### LEGAL DESCRIPTION:

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as Part of Lot Two (2) of Square Fifty-nine (59). Commencing at the corner of the intersection of William Street and Southard Street and running thence along the Southwesterly side of William Street in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet; thence at right angles in a Northwesterly direction One hundred (100) feet to the Southeasterly side of Southard Street; thence at right angles along the Southeasterly side of Southard Street, in a Northeasterly direction Sixty-eight and fifty-three one-hundredths (68.53) feet to the Point of Beginning.

### SURVEYOR'S NOTES:

North arrow & bearings based on assumed median  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic      Elevation: 14.324

### Monumentation:

⊕ = found 1/2" Iron Pipe  
 ▲ = found P.K. Nail  
 △ = set P.K. nail P.L.S. No. 2449

### Abbreviations:

Sty. = Story	Irr. = Irregular
R/W = Right-of-Way	conc. = concrete
fd. = Found	I.P. = Iron Pipe
p. = Plat	P.O.C. = Point of Commence
m. = Measured	P.O.B. = Point of Beginning
N.T.S. = Not to Scale	P.B. = Plat Book
℄ = Centerline	pg. = page
Elev. = Elevation	C.L.F. = Chain Link Fence
B.M. = Bench Mark	C.B. = Catch Basin

Field Work performed on: 12/2/10

### CERTIFICATION:

I HEREBY CERTIFY that the attached *Boundary Survey* is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

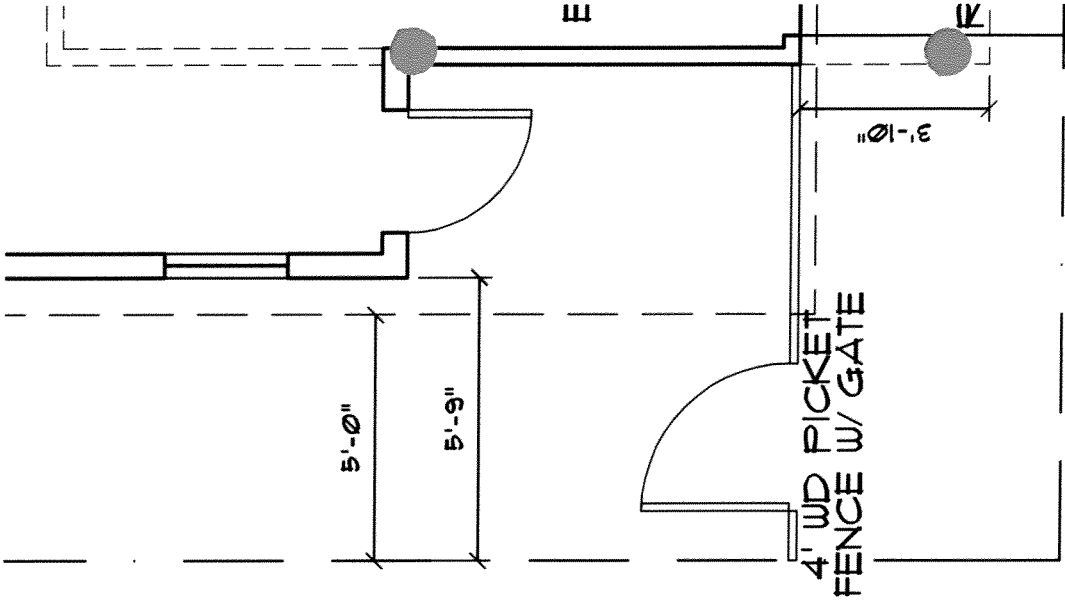
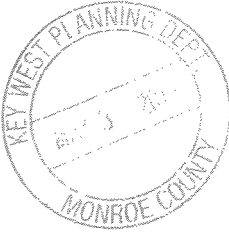
\_\_\_\_\_  
 FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

## **Site Plans**

SITE ANALYSIS

ZONING	HHDR
SITE AREA	6.850# (0.16 AC)
FLOOD ZONE	X
MAX LOT COVERAGE	50% (3,425 SF)
EXISTING LOT COVERAGE	42.3% (2,900 SF)
PROPOSED LOT COVERAGE	49.4% (3,384 SF)
MAX HEIGHT	30'
SETBACKS	
FRONT	10'
REAR	20'
SIDE	5'
STREET SIDE	5'
MAX IMPERVIOUS SURFACE	60% (4,110 SF)
EXISTING IMPERVIOUS SURFACE	50.4% (3,455 SF)
PROPOSED IMPERVIOUS SURFACE	54.9% (3,760 SF)

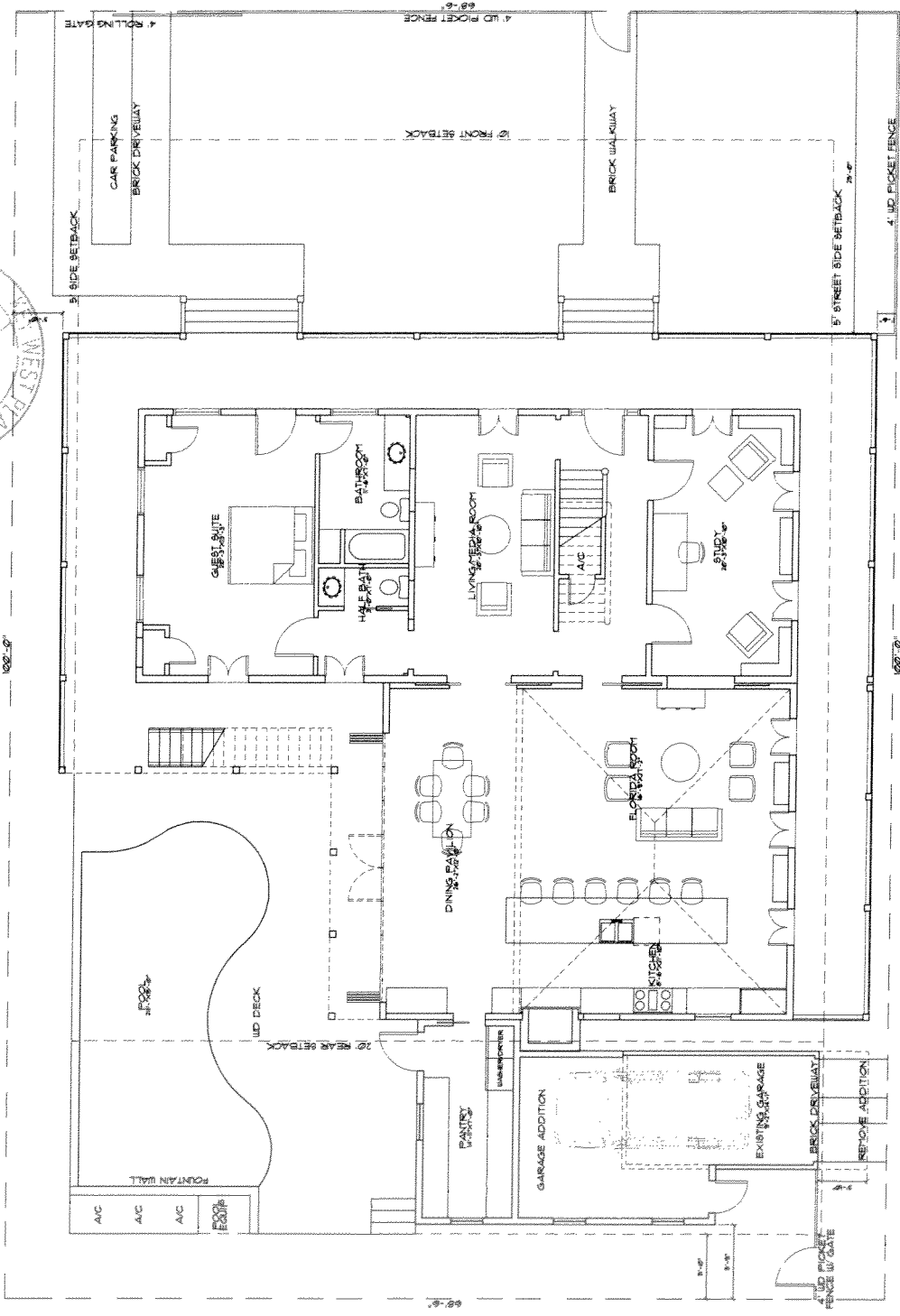
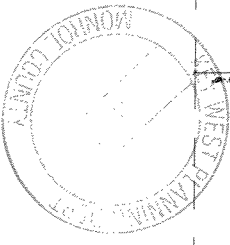


[illegible]
$$\frac{1}{4} \approx 0.25$$

WAPC

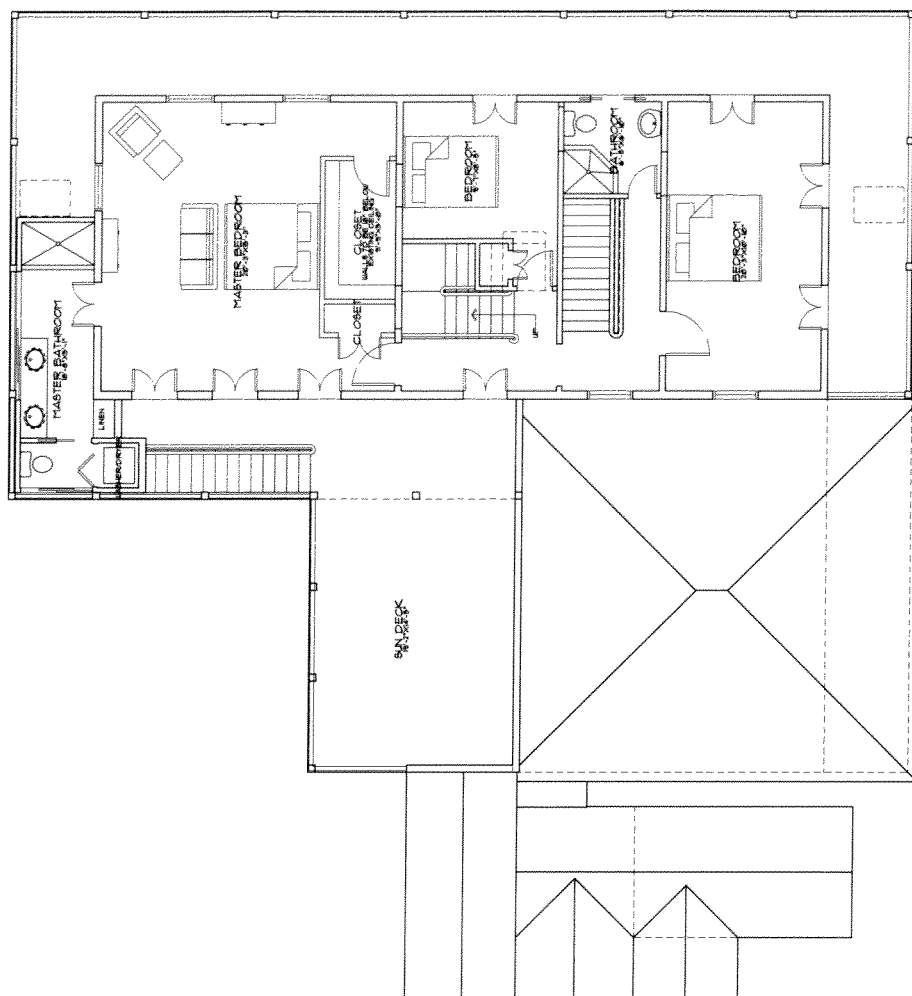
THOMAS E. POPE, P.A. ARCHITECT  
7009 Shrimp Road #4, Key West, FL  
(305) 296 3811  
TEPopePA@aol.com

Barietta Residence



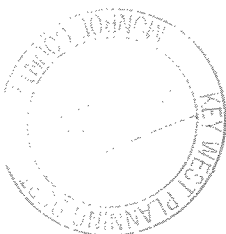
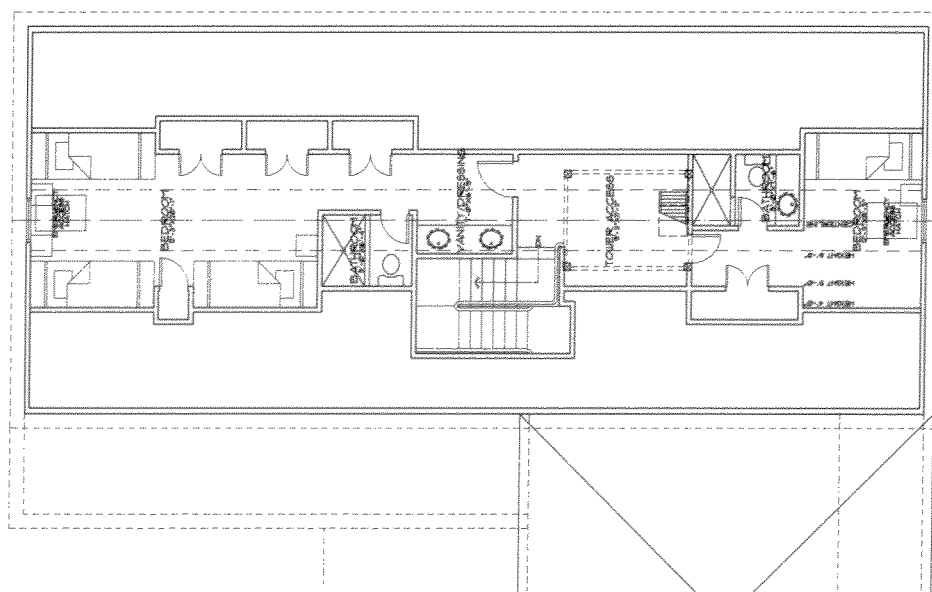
## Second Floor Plan

1000



### Attic Plan

1999, p. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 8



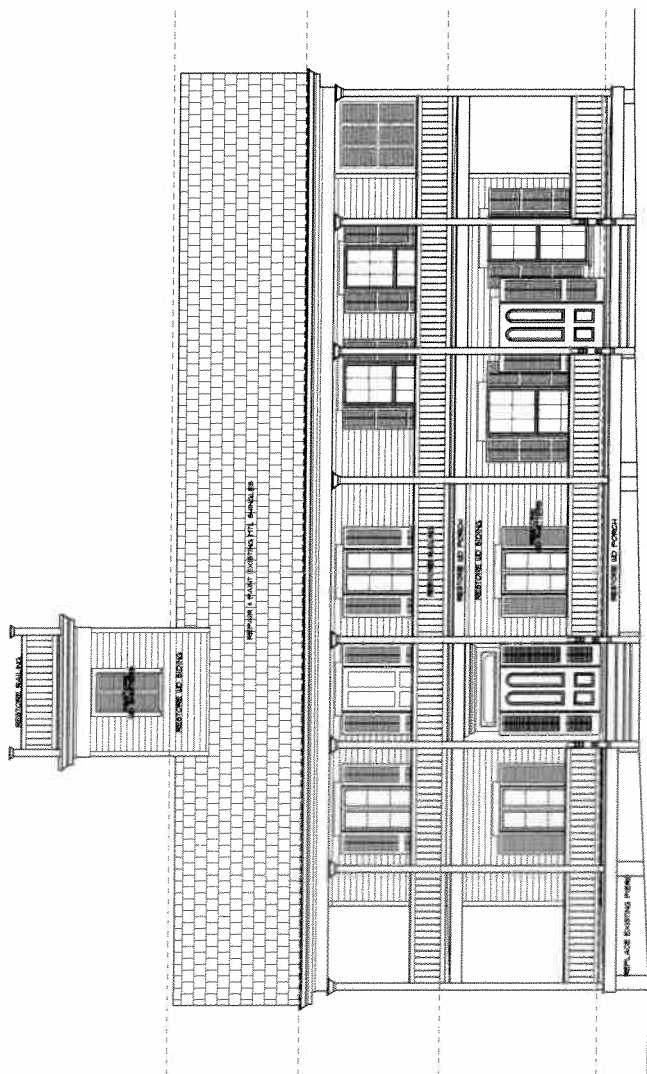
Barletta Residence  
730 Southard Street  
Key West, FL

THOMAS E. POPE, P.A. ARCHITECT  
2009 Shrimp Road #4 Key West FL  
(305) 286-3611  
TEPopePA@aol.com

date: 11/28/11  
revision:

Sheet:

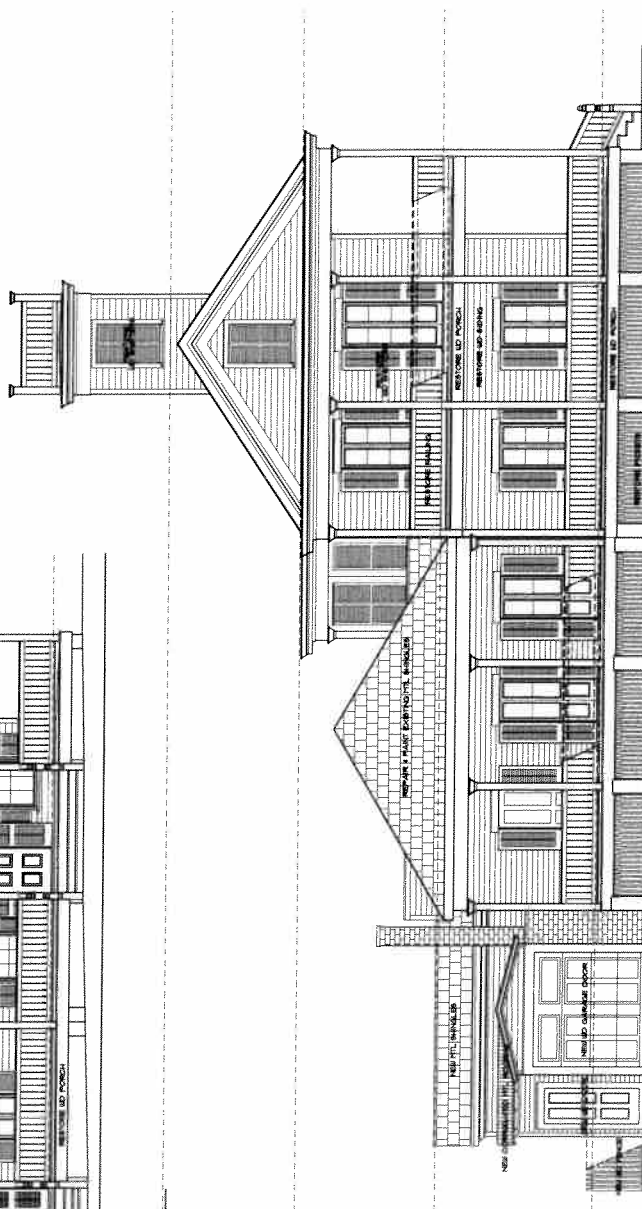
A3



Southard St Elevation

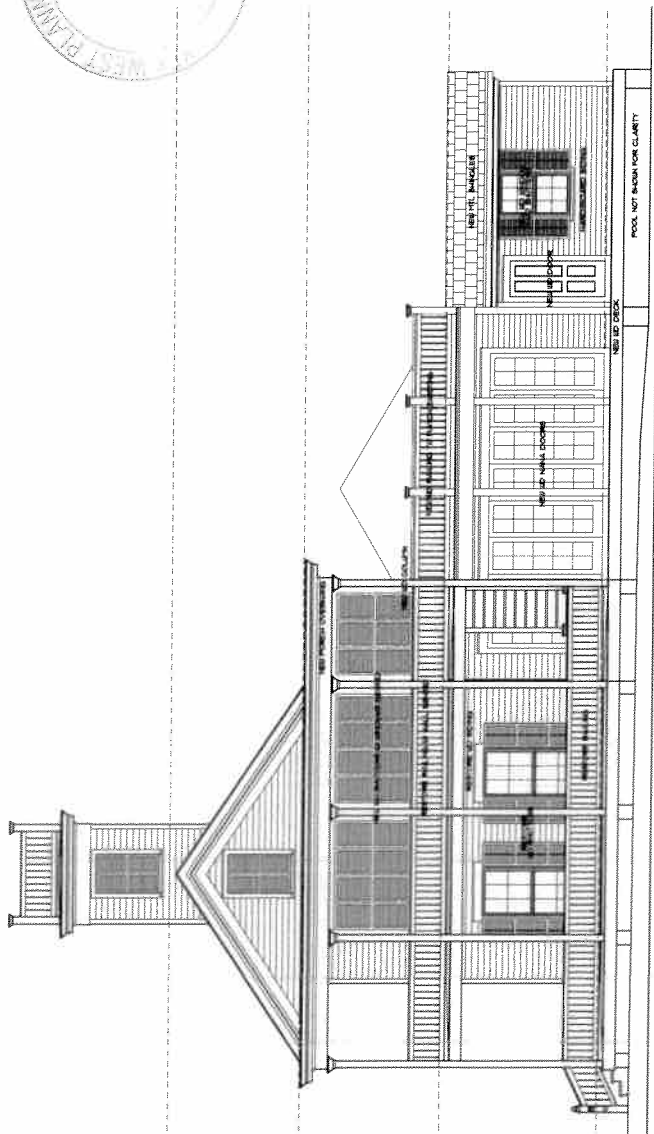
$$14^2 + 1^2 = 197$$

NOTE: CONTRACTOR TO REMOVE AND REPLACE IN KIND ROTTED AND/OR DETEIORATED WOOD MEMBERS AS APPROVED BY ARCHITECT AND REVIEWED BY HARC COORDINATOR.

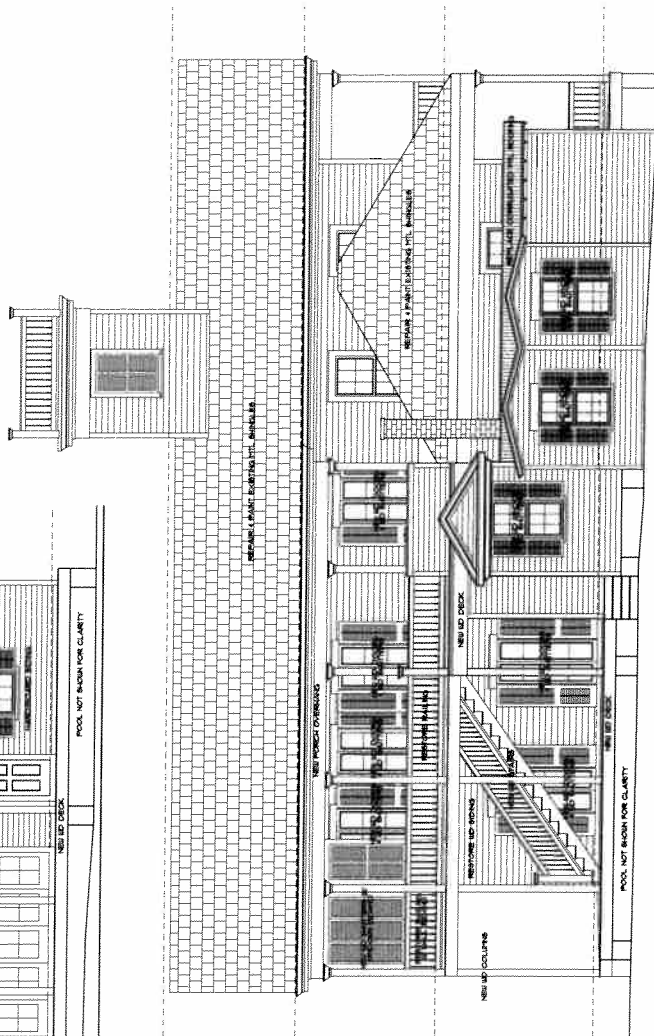


William St Elevation

$$f(4^N) \leq \frac{1}{2} + O^{\epsilon}(N^{-1})$$



Southard St Side Elevation



William St Side Elevation

**DRC**  
**Minutes & Comments**

Nicole Malo asked the applicant if there was going to be a solid waste handling area.

Mr. Trepanier stated that there is a compactor next to the waterfront market shown on plan C-2, and trash would be brought to collective dumpster area.

Ms. Malo asked that the landscaping and open space be clarified. She added that a variance would be needed for impervious surface.

Ms. Ignaffo stated that parking triggers stormwater and ADA issues if developed.

Mr. Cruz asked if they had a FEMA flood elevation.

Troy Walt of Satech of the Florida Keys stated that they were unsure.

The following comments from Cynthia Domenech-Coogle, Landscape Coordinator were read into the record:

Need to add more trees on the site. Cynthia will coordinate with Marilyn Wilbarger.

The following comments from Diane Nicklaus, ADA Coordinator were read into the record:

Where is the ADA access to the second floor? What about ADA bathroom(s)? Because this is commercial space and new construction, all ADA guidelines must be adhered to. I will withhold final comments until the plan review process through the building department.

**3. Variances - 730 Southard Street (RE#0001169-000000) A variance to setback requirements per Section 122-630 (6) c. in the Historic High Density Residential zoning district as required when the scope of renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Brendon Cunningham gave an overview of the project.

Tom Pope presented the project.

Mr. Averette, Mr. Torrence, Mrs. Nicklaus and Mr. Cruz had no comments.

Mrs. Torregrosa stated that the April 12, 26 and May 10, 2011 HARC dates needed to be added to the application.

Ms. Ignaffo asked that applicant that all downspouts be placed toward swales and landscaped areas.

The following comments from Cynthia Domenech-Coogle, Landscape Coordinator were read into the record:

Applicant has gone through Tree Commission and there is a replacement required on their permit. Cynthia will get staff a copy of the permit.

**4. Change in Nonconforming Use - 1511 Truman Avenue (RE# 00043900-000000) - A change in nonconforming use from a business and professional office to a medical**

## **Property Appraiser Information**

**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501

## Property Record View

Alternate Key: 1012009 Parcel ID: 00011690-000000

### Ownership Details

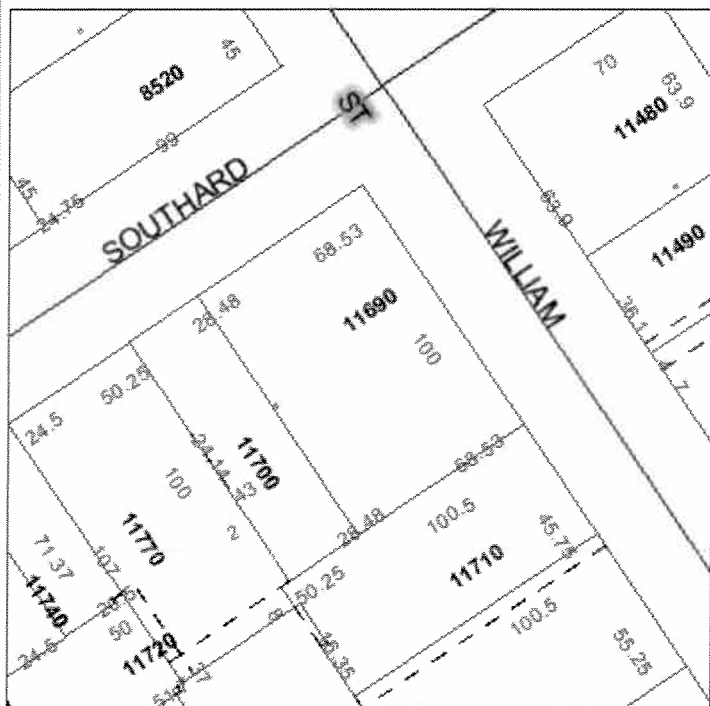
**Mailing Address:**

730 SOUTHARD TRUST 11/29/2010  
C/O BARLETTA VINCENT F TRUSTEE  
40 SHAWMUT RD  
CANTON, MA 02021-1409

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 730 SOUTHARD ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 59 G61-33/34 OR177-157 (PROB 44-07-CP-216-K) OR2386-1203/04 OR2389-1412/13 OR2497-1926D/C OR2497-636/37

### Parcel Map





## Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	6,853.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 2774  
 Year Built: 1919

## Building 1 Details

Building Type R1  
 Effective Age 60  
 Year Built 1919  
 Functional Obs 0

Condition A  
 Perimeter 352  
 Special Arch 0  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 53  
 Grnd Floor Area 2,774

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 4

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0

Fireplaces	1
Dishwasher	0



Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,620
2	<u>OPX</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,008
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,154
4	<u>OPX</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	798
5	<u>FAT</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	64
6	<u>OUU</u>	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	64

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	GR2:GARAGE	200 SF	0	0	1939	1940	2	60
2	FN2:FENCES	354 SF	0	0	1959	1960	2	30
3	PT3:PATIO	374 SF	0	0	1939	1940	1	50

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9701696	05/01/1997	08/01/1997	1,100		UPGRADE TO 150 AMP

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	287,055	3,998	437,427	728,480	728,480	0	728,480
2009	315,445	3,998	664,889	984,332	984,332	0	984,332
2008	310,020	3,998	952,567	1,266,585	1,266,585	0	1,266,585
2007	504,032	3,958	1,199,275	1,707,265	324,537	25,000	299,537
2006	638,258	3,958	651,035	1,293,251	316,621	25,000	291,621
2005	565,314	3,958	582,505	1,151,777	307,399	25,000	282,399
2004	410,307	3,958	479,710	893,975	298,446	25,000	273,446
2003	395,110	3,958	239,855	638,923	292,882	25,000	267,882
2002	379,640	3,958	239,855	623,453	286,018	25,000	261,018
2001	300,771	3,958	239,855	544,584	281,514	25,000	256,514
2000	261,337	4,395	130,207	395,940	273,315	25,000	248,315
1999	248,839	4,185	123,697	376,721	266,130	25,000	241,130
1998	210,206	3,535	123,697	337,439	261,939	25,000	236,939
1997	193,163	3,249	110,676	307,087	257,561	25,000	232,561
1996	153,394	2,580	110,676	266,650	250,060	25,000	225,060
1995	147,713	2,227	110,676	260,615	243,961	25,000	218,961
1994	124,987	1,884	110,676	237,548	237,548	25,000	212,548
1993	110,879	161	110,676	221,716	221,716	25,000	196,716
1992	110,879	161	110,676	221,716	221,716	25,000	196,716
1991	110,879	161	110,676	221,716	221,716	25,000	196,716
1990	73,829	161	86,262	160,251	160,251	25,000	135,251
1989	67,117	146	84,635	151,898	151,898	25,000	126,898
1988	56,881	146	71,614	128,641	128,641	25,000	103,641
1987	56,259	146	51,055	107,460	107,460	25,000	82,460
1986	56,559	146	49,342	106,047	106,047	25,000	81,047
1985	54,995	146	28,920	84,061	84,061	25,000	59,061
1984	51,368	146	28,920	80,434	80,434	25,000	55,434
1983	51,368	146	28,920	80,434	80,434	25,000	55,434
1982	52,340	146	28,920	81,406	81,406	25,000	56,406

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/15/2010	2497 / 636	800,000	<u>WD</u>	<u>02</u>

This page has been visited 308,601 times.

Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., August 18, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variances - 730 Southard Street (RE# 00011690-000000)** - For side, rear and street side setbacks in the HHDR zoning district per Section 122-630 (6) b. c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at **[www.keywestcity.com](http://www.keywestcity.com)**.

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will be holding a Public Hearing:

**Request: Variances - 730 Southard Street (RE# 00011690-000000) - For side, rear and street side setbacks in the HHDR zoning district per Section 122-630 (6) b. c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

<b>Applicant:</b>	Thomas E. Pope	<b>Owner:</b>	Vincent & Laura Barletta
<b>Project Location:</b>	730 Southard	<b>Date of Hearing:</b>	Thursday, August 18, 2011
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, City Commission Chambers 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email [ccowart@keywestcity.com](mailto:ccowart@keywestcity.com) .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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	NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
1	AMMONS STEVEN	102 DOGWOOD DR	MYRTLE BEACH	SC	29575	
2	WEISS ROBIN S	626 WILLIAM STREET	KEY WEST	FL	33040	
3	MILLER ROBERT J	1104 SOUTH ST	KEY WEST	FL	33040	
4	TRUMAN REVOCABLE TRUST 2/21/1992	460 CAVALIER CT	LOS ALTOS HILLS	CA	94022	
5	MOODY LIZABETH A	708 SOUTHARD ST	KEY WEST	FL	33040	
6	BLAIR JOEL M JR TRST 7/25/85	607 ELIZABETH ST	KEY WEST	FL	33040	
7	COLE EDWARD J REV TRUST U/A/D 02/26/2004	87 AGAMENTICUS AVE	CAPE NEDDICK	ME	03902	
8	SKLAR EILEEN	605 LOVE LN	KEY WEST	FL	33040	
9	PEREZ ROSEMARY	P O BOX 1069	OCOE	FL	34761	
10	MESKER SUSAN P TRUST 1/23/2010	512 WILLIAM ST	KEY WEST	FL	33040	
11	815 SOUTHARD STREET LLC	901 NAVESINK RIVER RD	RUMSON	NJ	07760	
12	MUNCE MARIE REV TR 5/26/2004	350 NW LAKEWOOD BLVD	LEES SUMMIT	MO	64064	
13	HANES ELIZABETH C REVOCABLE LIVING TR DTD 7/16/04	607 WILLIAM ST	KEY WEST	FL	33040	
14	808 SOUTHARD STREET LLC	1413 SOUTH ST	KEY WEST	FL	33040	
15	730 SOUTHARD TRUST 11/29/2010	40 SHAWMUT RD	CANTON	MA	02021	
16	NEWMAN ROBERT J JR AND TINA G	615 ELIZABETH STREET	KEY WEST	FL	33040	
17	MCMANUS SCOTT ALAN	705 BAYVIEW RD	MIDDLETOWN	DE	19709	
18	BETANCOURT MARIA A L/E	721 SOUTHARD ST	KEY WEST	FL	33040	
19	UMPHREY BRIAN C & JANET B	R R1	MACTIER	ONTARIO	POC 1H0	CANADA
20	UMPHREY BRIAN C & JANET B	729 LOVE LN	KEY WEST	FL	33040	
21	RUSSELL CELESTE	706 AMELIA ST	KEY WEST	FL	33040	
22	AMBROSE MARILYN S REV TR 1996 10/23/1996	22 MORGAN RD	MEREDITH	NH	03253	
23	NATIONAL REALTY LTD	1500 EUCLID AVE	MIAMI BEACH	FL	33139	
24	YOUNG RICHARD C AND DEBORAH L	98 WILLIAM ST	NEWPORT	RI	02840	
25	GOSPEL CHAPEL	720 SOUTHARD ST	KEY WEST	FL	33040	
26	STENTZEL JAMES H AND CATHERINE F	526 WILLIAM ST	KEY WEST	FL	33040	
27	ALLEN ANNE S LIV TR 7/10/2001	217 S TAYLOR AVE	SAINT LOUIS	MO	63122	
28	DELANCEY HALL CONDOMINIUM	526 WILLIAM ST	KEY WEST	FL	33040	
29	JAZZAR ANTHONY	60 GRAMERCY PARK N APT 15H	NEW YORK	NY	10010	
30	WATTS MYRA JUDITH CIARDI	71 STANLEY AVE	DAYTON	NJ	08810	
31	KEYS KATIE HOLDINGS LLC	622 FLEMING ST	KEY WEST	FL	33040	
32	SHEDIAC RAWY	714A SOUTHARD ST	KEY WEST	FL	33040	
33	MELNICK EUNICE M	901 NAVESINK RIVER RD	RUMSON	NJ	07760	
34	TRUMAN REVOCABLE TRUST DTD 2/21/92	460 CAVALIER CT	LOS ALTOS HILLS	CA	94022	

	NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
35	GREENE TIMOTHY O	PO BOX 5284	KEY WEST	FL	33045	
36	CONGDON ALDEN KIRBY	715 BAKERS LANE	KEY WEST	FL	33040	
37	KEYS KATIE HOLDINGS LLC	526 ANGELA ST	KEY WEST	FL	33040	
38	MELNICK EUNICE M	901 NAVESINK RIVER RD	RUMSON	NJ	07760	
39	HAYS BARBARA ANN	522 WILLIAM ST	KEY WEST	FL	33040	
40	STAUCH JANETTE S AND RAYMOND E	611 WILLIAM ST	KEY WEST	FL	33040	
41	LEIBY ROBERT A JR	737 LOVE LN	KEY WEST	FL	33040	
42	US BANK NATIONAL ASSOCIATION	PO BOX 6172	RAPID CITY	SD	57709	
43	MEIER DAVID SCOTT	17398 EAST DOLPHIN	SUGARLOAF KEY	FL	33042	
44	BRAY THOMAS P AND REBECCA G	135 ALLVIEW RD	WESTERVILLE	OH	43081	
45	ANDREFSKY HELEN	719 BAKERS LN	KEY WEST	FL	33040	
46	BLACKWELL CAROLYN MARIE	PO BOX 4125	KEY WEST	FL	33041	
47	POLLMAN ROBERT P SR AND NOREEN M	628 WILLIAM ST	KEY WEST	FL	33040	
48	MEGALOPS TRUST 02/19/09	101 INDIAN AVE	MIDDLETOWN	RI	02842	
49	531 ELIZABETH STREET LLC	15 LATHAM ST	SAG HARBOR	NY	11963	
50	DICKSON STEPHEN M AND JANICE E	1103 N HIGHLAND AVE NE	ATLANTA	GA	30306	
51	732 LOVE LANE LLC	1828 COVE POINT RD	ANNAPOLIS	MD	21401	
52	BRAMLAGE MAUREEN A TRUST AGREE 3/8/1993	812 CARSTEN LN	KEY WEST	FL	33040	
53	TRIPPE STEPHEN MITCHELL REV TR 1/17/1997	623 WILLIAM ST	KEY WEST	FL	33040	
54	MACLEOD MICHAEL F REV TRUST AGREE RSTD 8/12/09	1155 23RD ST NW	WASHINGTON	DC	20037	
55	NATIONAL REALTY LTD	1500 EUCLID AVE	MIAMI BEACH	FL	33139	
56	MDS HOLDINGS-FLORIDA LLC	P O BOX 5324	MADISON	WI	53705	
57	NOVAK WILLIAM	230 OLD FARM RD	BEDMINSTER	NJ	07921	
58	CONGREGATIONAL CHURCH	527 WILLIAM ST	KEY WEST	FL	33040	
59	AKERS ROGER W	HCR 62 BOX 42	RATON	NM	87740	
60	MDS HOLDINGS-FLORIDA LLC	P O BOX 5324	MADISON	WI	53705	
61	CROCKETT DIANE A	405 FLEMING ST	KEY WEST	FL	33040	
62	PADNOS DOUGLAS AND NANCY	702 PARK AVE	HOLLAND	MI	49423	
63	PHILLIPS MICHAEL J	718 SOUTHARD ST	KEY WEST	FL	33040	
64	JAMESON DIANE	PO BOX 809	KEY WEST	FL	33041	
65	ROBBINS STEPHEN A AND KARIN B	17 MAYFAIR ST	S BURLINGTON	VT	05403	
66	WAJDA MICHAEL	625 WILLIAMS ST	KEY WEST	FL	33040	
67	808 SOUTHARD STREET LLC	1413 SOUTH ST	KEY WEST	FL	33040	
68	DAJULD3 LLC	1340 POTOMAC SCHOOL RD	MCLEAN	VA	22101	

	NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
69	BENDER BERT L DEC TR 11/22/1999	619 ELIZABETH ST	KEY WEST	FL	33040	
70	709 WINDSOR LANE LLC	525 CAROLINE ST	KEY WEST	FL	33040	
71	MELNICK EUNICE M	901 NAVESINK RIVER RD	LOCUST	NJ	07760	
72	CONGREGATIONAL CHURCH	527 WILLIAM STREET	KEY WEST	FL	33040	
73	BEDGOOD DOUGLAS	733 LOVE LN	KEY WEST	FL	33040	
74	808 SOUTHARD STREET LLC	1413 SOUTH ST	KEY WEST	FL	33040	
75	REICHTER JOSEPH EDWARD TRUST DATED 06/25/2002	1107 KEY PLAZA	KEY WEST	FL	33040	
76	DELAUNE ROBERT L AND SULAMITA R	520 WILLIAM STREET	KEY WEST	FL	33040	
77	MESKER SUSAN P TRUST 1/23/2010	512 WILLIAM ST	KEY WEST	FL	33040	
78	DEMSHAR FRED A	1750 N CRILLY CT	CHICAGO	IL	60614	
79	914 FRANCES LLC	912 GEORGIA ST	KEY WEST	FL	33040	
80	714 BAKERS LANE LLC	525 CAROLINE ST	KEY WEST	FL	33040	
81	CASH CAROLYN S	2620 FOGARTY AVE	KEY WEST	FL	33040	
82	TENNEY PHILIP	629 WILLIAM STREET	KEY WEST	FL	33040	
83	ROBERTS RALPH P	806 SOUTHARD ST	KEY WEST	FL	33040	
84	TEENEY BRIAN EDWARD	723 SOUTHARD ST	KEY WEST	FL	33040	
85	MCGONIGLE MARK J	717 SOUTHARD ST	KEY WEST	FL	33040	
86	GUNN JOHN ALLEN LLOYD	713 SOUTHARD ST	KEY WEST	FL	33040	